

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone and Residential use zone to Industrial (Manufacturing) use zone of the land in Sy.Nos.486 (Part) & 495 (Part) of Goudavelly (V), Medchal (Mandal), Ranga Reddy District to an extent of Ac.4-10 Gts. – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 184 ,**

**Dated:06.5.2013.**

Read the following:

1. From the applicant, Representation dated 17.1.2012.
2. Government Letters No.1608/I1/2012-1, MA&UD Department, dated 19.1.2012.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.423/MP1/Plg/HMDA /2012, dated:8.6.2012.
4. Government Letters No.1608/I1/2012-2, MA&UD Department, dated 19.6.2012.
5. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2012/1542, dated 30.7.2012.
6. Government Memo. No.1608/I1/2012-3, MA&UD Department, dated 20.10.2012.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.423/MP1/Plg/HMDA /2009, dated:19.1.2013.
8. Government Letter No.1608/I1/2012-4, MA&UD Department, dated 30.01.2013.
9. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.423/MP1/Plg/HMDA /2012, dated:7.3.2013.
10. Government Letter No.1608/I1/2012-5, MA&UD Department, dated 26.03.2013.
9. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.423/MP1/Plg/HMDA /2011, dated:1.5.2013.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan of Medchal Segment Zone for non Municipal area, issued in Government Memo 6<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.584, Part-A, dated 25.10.2012. Based on the above, no objections or suggestions have been received from the public within the stipulated period by the Government. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that Sri M. Mandal of "Forum For a Better Hyderabad" raised objection against the proposed conversion of land use quoting Court Judgment and CAG report and the objection petition is received after expiry of the stipulated time. Government have examined the same and agreed to dispose the objection petition filed against the proposed conversion of land use which is not relevant to this proposal. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.10,31,945/- (Rupees ten lakhs thirty one thousand nine hundred and forty five only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated. **09.05.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

//FORWARDED::BY ORDER//

SECTION OFFICER

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The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Medchal Segment Zone for non Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.584, Part-1, dated 25.10.2012, as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.Nos.486 (Part) & 495 (Part) of Goudavelly (V), Medchal (Mandal), Ranga Reddy District to an extent of Ac.4-10 Gts. which is presently earmarked for Conservation use zone and Residential use zone, notified in the Master Plan of Medchal Segment Zone for non Municipal area is designated as Industrial (Manufacturing) use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. after demolition of the existing buildings, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.

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13. that the applicant shall provide 9 Mtrs green buffer towards designated residential use in order to segregate industrial activity from the residential activity.
14. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Sy.No.495 (P) of Goudavelly Village and existing 40 feet WBM road.

**SOUTH:** Sy.No.486 of Goudavelly Village and existing 40 feet WBM road.

**EAST** : Existing 40 feet WBM road.

**WEST** : Sy.No.495 of Goudavelly Village and Sy.No.486 (P) of Goudavelly Village

**B.SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER